



Unit 9C Chiltern Trading Estate
Holmer Green, High Wycombe, HP15 6QT

**INDUSTRIAL/STORAGE/
WORKSHOP UNIT**

480 sq ft
(44.59 sq m)

- LED lighting
- Double door access
- 3 Phase power
- Onsite CCTV
- Kitchenette sink
- Electric Heater
- Communal parking with other occupiers

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Summary

Available Size	480 sq ft
Rent	£8,000 per annum The rent is exclusive of utilities and VAT if applicable.
Price	Offers in the region of £95,000 - long leasehold sale of 999 years
Rates Payable	£1,646.70 per annum Small business rates should apply, therefore no rates applicable
Rateable Value	£3,300
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (109)

Description

The unit benefits from concrete flooring, LED lighting, double door access, kitchenette sink, separate personnel door and 3 phase power.

All the WC's are to be found within a communal block shared with others on the Estate. Externally there is plenty of communal parking shared with other occupiers.

Location

Chiltern Trading Estate is located on the southern fringes of the, predominantly residential, village of Holmer Green.

The estate is accessed via Earl Howe Road, leading directly from the A404. Holmer Green is situated approximately 2 miles north of High Wycombe, approximately 5 miles west of Amersham and 13 miles south of the county town of Aylesbury.

Money Laundering / Identity Checks

Money Laundering and Identity checks will be carried out on all Tenants / Purchasers and proof of identity documents will be required.

Terms

New lease direct with the landlord



Viewing & Further Information



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